

CONDO

BAKER VIEW

96003538

1062

FOUND 6"x6" CONCRETE MONUMENT
W/SHINER & BROKEN TACK, 0.40' BELOW
GRADE. N.W. CORNER OF C.W. SUMMER
D.L.C. (MSIED 7-11-95)

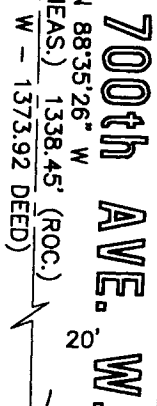


TABLE - PHASE 1		
LOT SIZE		36,536.0
BUILDING AREA		4,952.0
COMMON AREA		26,945.0
LIMITED AREA		4639.0
OWNERSHIP OF ELEMENTS - PHASE 1		
BUILDING A		
1st FL.	A-101	1,246 s.f.
	A-102	1,246 s.f.
2nd FL.	A-201	1,246 s.f.
	A-202	1,246 s.f.
3rd FL.	A-301	1,246 s.f.
	A-302	1,246 s.f.
BUILDING B		
1st FL.	B-103	1,230 s.f.
	B-104	1,230 s.f.
2nd FL.	B-203	1,230 s.f.
	B-204	1,230 s.f.
3rd FL.	B-303	1,230 s.f.
	B-304	1,230 s.f.

We, the undersigned owners of the interest in the real property described herein, hereby declare this survey map and plans and dedicate the same for a condominium solely to meet the requirements of the Washington Condominium Act, RCW 64.34, et. seq., and not for any public purpose. We further certify that all structural components and mechanical systems of all buildings containing or comprising any units hereby created are substantially completed.

Timothy Park Tree


I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys or for other public use are paid in full.
This 26 Day of February 1976

Denise Soesbee
City Finance Director, Denise Soesbee

All taxes levied which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office including taxes for the current year, 19 96

1996, at 11:38 P.M., in Volume _____ of Short Plats, page _____
under Auditor's File No. 96003538 Records _____
of Island County, Washington, at the request of the Island County Short
Plat Administrator.

Approved by me this 26 day of FEBRUARY
William J. Koepke
 City of Oak Harbor Building Official, William J. Koepke



THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 1966
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN PERSONALLY
APPEARED _____, RESPECTIVELY
OF WHIDDEY ISLAND BANK, A WASHINGTON CORPORATION, THAT EXECUTIVE
THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT
BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION
FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH
STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

1

THIS IS TO CERTIFY THAT ON THIS 21st DAY OF February, 1986
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, DULY COMMISSIONED AND SHOWN PERSONALLY
APPEARED Donald Lee Hovick, Jr. Secretary of the Highway
TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO Has
EXECUTED THIS FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT He
+ 1 SIGNED AND SEALED THE SAME AS His FREE AND
VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED
HEREIN.

Donald Lee Hovick, Jr. Fe. 21, 1986
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
WASHINGTON, RESIDING AT Home

I, L. Storie Thatcher, hereby certify that the survey map and plans for BAKER, LEWIS, AND CONDOMINIUMS PHASE 1, a survey of approximately 100 acres of land bounded by ROW 6A, S.A. 23203, of approximately 100 acres of land bounded by ROW 6A, S.A. 23203, are substantially completed in accordance with said plans. This is to certify further that this map represents a survey made by me in conformance with the requirements of the Survey Recording Act at the request of 7

Registered Land Surveyor
License No. 28414

CONDOMINIUMS (PHASE 1)

COUNTY SHEET 1 OF 2

ST	C:\ADDCADD\PI6161\COGO\6161COV 2-23-96 10:44:23 PST
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DRAWN BY: CJH

AFFIDAVIT OF MINOR CORRECTION OF SURVEY

TO: ISLAND COUNTY AUDITOR NW 1/4 SW 1/4 SEC. 35, T. 33N, R. 1E W.M.
(County)

Gov. Lot, DLC, HES, Plat or other: _____

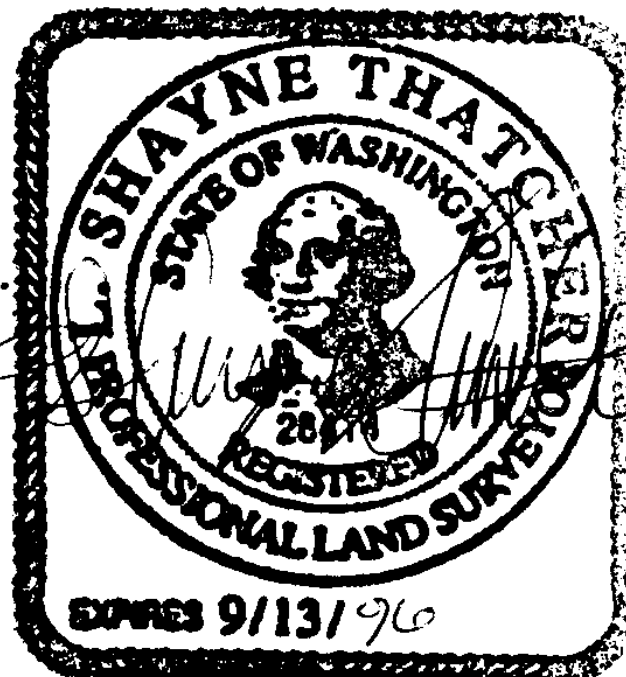
I, L. SHAYNE THATCHER being first duly sworn on oath, deposes and says:
(Surveyor)

That I am a Professional Land Surveyor: that I made a survey of land for R PARKS CONSTRUCTION which document was recorded on the 26th day of FEB, 1996, in book _____ on page(s) _____, Recording Number 96003538, Records of ISLAND County Auditors Office, COUPEVILLE, Washington, said document being a CONDOMINIUM (Record of Survey, Plat, Short Plat, Binding Site Plan, Boundary Line Adjustment, Condominium, Large Lot Division). That there being a minor survey, spelling, mathematical or drafting error, or omitted signature which does not in anyway materially subvert the approval of the original document by changing lot areas so as to effect zoning approvals, easements, conditions of approval or access roadways, the affiant approves the following change to the aforementioned recordings as follows:

To Wit: UNDER TABLE PHASE 1 LOT SIZE SHOULD BE 27590 SQ FT
ON PAGE TWO DETAIL OF EASEMENTS SHOULD SHOW 103.30
FEET INSTEAD OF 83.00 FEET FOR THE WEST LINE OF
PHASE 2

L. Shayne Thatcher
Professional Land Surveyor
38414
License Number

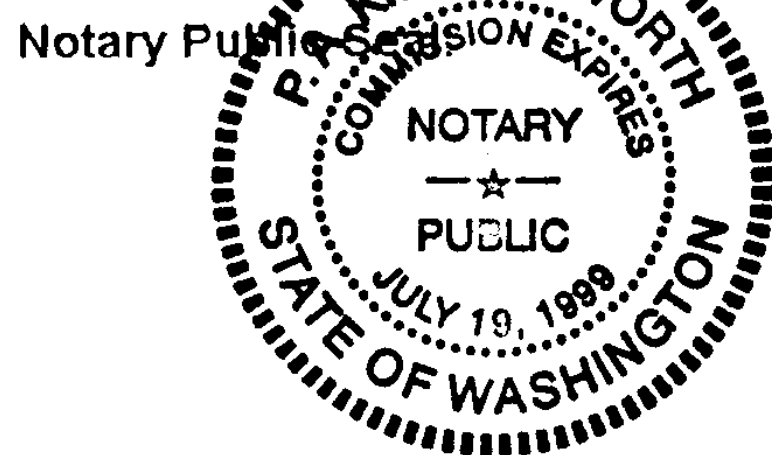
Surveyor Seal:



STATE OF WASHINGTON,)
County of Island)

On this day personally appeared before me L. Shayne Thatcher to be known to be the individual/corporation described in and who executed the within and foregoing instrument and acknowledged to me that (he/she) he signed the same as (his/her) his free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 15th day of March, 19 96.



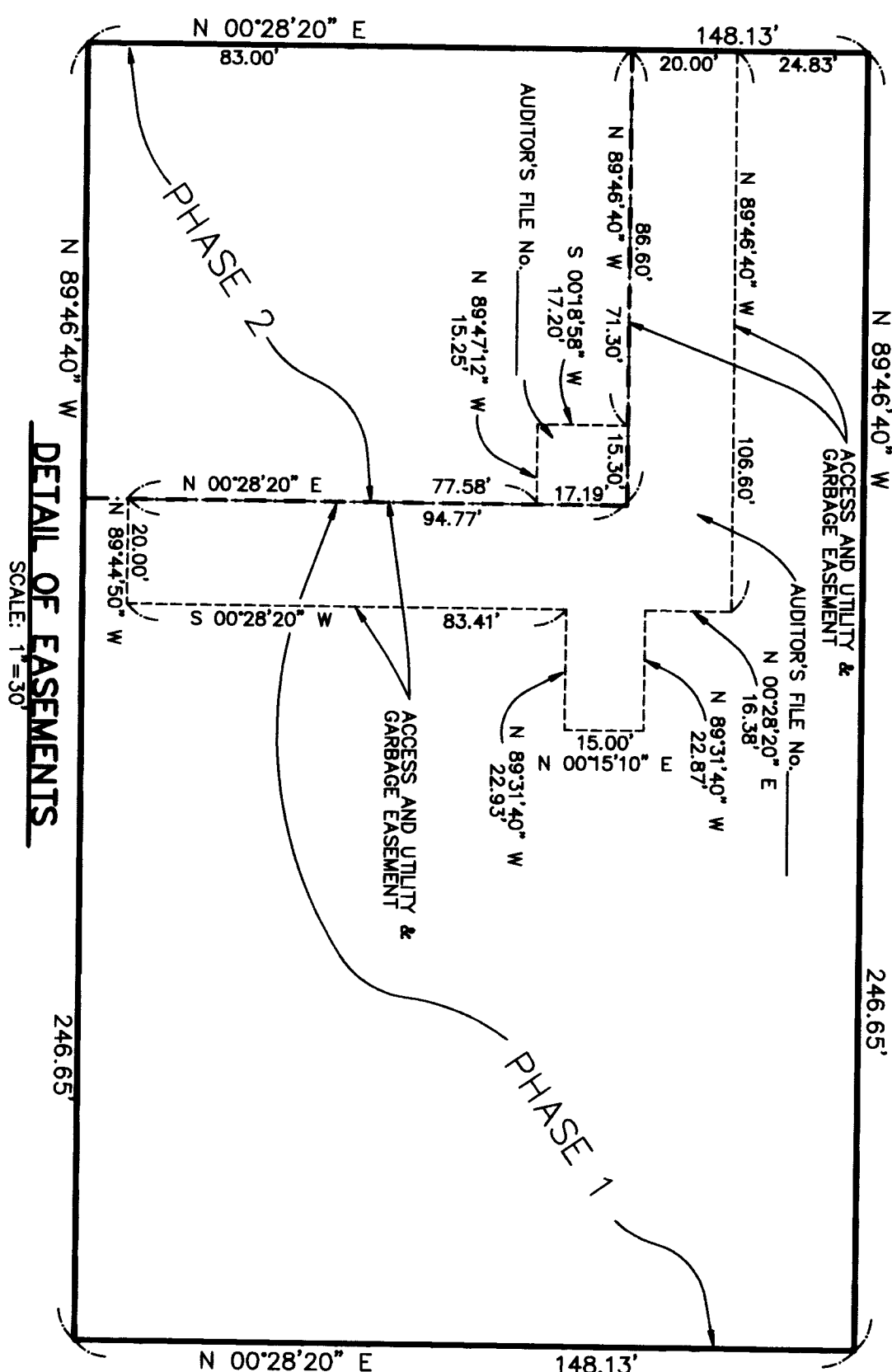
P. A. Killingsworth
Notary Public in and for the State of Washington
residing at Freeland

NOTE : COUNTY AUDITOR OFFICE, Provide one copy per "WAC 332-130-050(3)(e)" to the Wash. State Dept. of Natural Resources, Public Lands Survey Office, P.O. Box 47060, Olympia, Wa. 98504-7060 (May 1, 1993)

BAKER VIEW CONDO

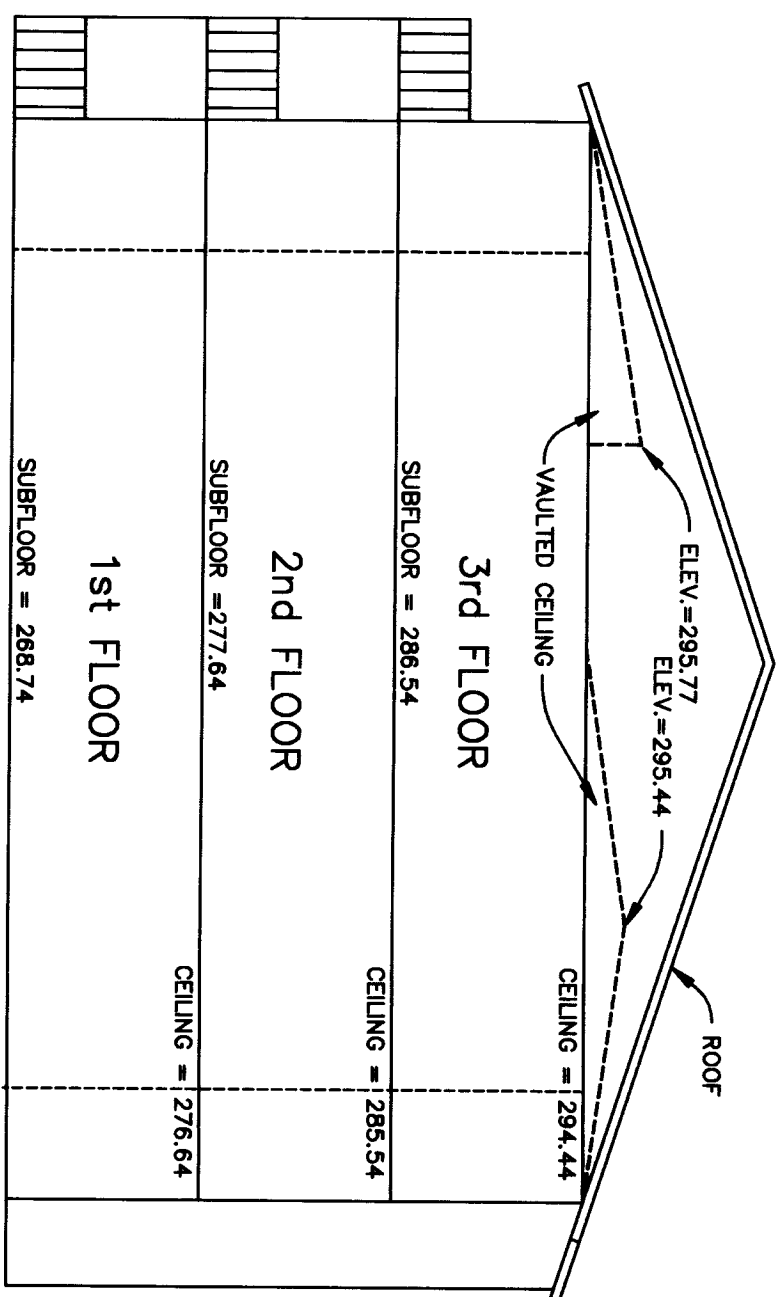
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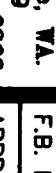
NOTE: The interior surfaces of the exterior wall and ceiling and the top of subfloor are the boundaries of each unit. The materials (wallboard, plasterboard, paneling, tiles, wallpaper, paint, finished flooring, etc.) constituting any part of the finished surfaces thereof are a part of the unit. Reference RCW 64.34.204.

FIRST FLOOR, SECOND FLOOR AND THIRD FLOOR ARE ALL THE SAME SQUARE FEET. FRONT PORCH ON EACH UNIT IS PART OF THE COMMON AREA ON OWNERSHIP, THE PORCHES ON THE BACK OF THE UNITS ARE IN THE LIMITED OWNERSHIP.



SECTION B-B
N.T.S.

FOR THE BENEFIT OF PHASE 2
COMMENCING AT THE NORTHWEST CORNER OF SAID PHASE 1;
THENCE SOUTH 00°28'20" WEST, ALONG THE WEST SIDE OF SAID PHASE 1
A DISTANCE OF 24.83 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89°46'40" EAST, A DISTANCE OF 106.50 FEET;
THENCE SOUTH 00°28'20" WEST, A DISTANCE OF 16.38 FEET;
THENCE SOUTH 89°46'40" EAST, A DISTANCE OF 12.87 FEET;
THENCE SOUTH 89°46'40" WEST, A DISTANCE OF 15.00 FEET;
THENCE SOUTH 00°28'20" WEST, A DISTANCE OF 16.38 FEET;
THENCE SOUTH 89°46'40" EAST, A DISTANCE OF 12.87 FEET;
THENCE SOUTH 00°28'20" WEST, A DISTANCE OF 16.38 FEET;
THENCE NORTH 89°44'50" WEST, A DISTANCE OF 83.41 FEET;
THENCE NORTH 00°28'20" WEST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 89°46'40" EAST, A DISTANCE OF 94.77 FEET;
THENCE NORTH 00°28'20" WEST, A DISTANCE OF 96.60 FEET TO THE
TRUE POINT OF BEGINNING, A DISTANCE OF 20.00 FEET TO THE



J.P. Associates, Inc.
 604 N. MAIN ST.
 P.O. Box 308
 Coupsville, WA.
 98839
 (360) 678-6368

FLOOR PLAN FOR UNITS A & B OF BAKER VIEW CONDOMINIUMS (PHASE 1) SEC. 35, TWP. 33 N, RNC. 1 E., W.M.

WASHINGTON

OAK HARBOR

F.B. No. O.H. 1-3 / Pg. 31, 32

APPROVED BY: LST

C:\A00CAD\DWG\616\DCDD\616\PLAN_2-23-96_110143.PST

FOR: R. PARKS CONSTRUCTION

SCALE: 1" = 10'

DRAWN BY: C4H